This instrument prepared by:

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Karen Johnson Davidson County
Batch# 203868 DEEDWARR
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Fees: $32.00 Taxes: $0.00
20190308-0021479

NOTE TO REGISTER: Upon recording, please return the recorded instrument to: JOHN R. REYNOLDS, Attorney at Law, Suite 2702, The Office Tower, 611 Commerce Street, P. O. Box 190481, Nashville TN 37219-0481.

Address New Owner(s) as follows: **JOE FRANK GILLESPIE, JR., 6408-A Clarksville Pike, Joelton, TN 37080, and DARRELL LEE GILLESPIE, 1021 Nina Drive, Springfield, TN 37172**

Name and Address of the person or entity responsible for payment of real property taxes: **JOE FRANK GILLESPIE, JR., 6408-A Clarksville Pike, Joelton, TN 37080**

Map/Parcel No. **021 00 0 001.00**

PERSONAL REPRESENTATIVE DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, JOE FRANK GILLESPIE, SR., died 30 August 2017, and his estate is being **administered in the Seventh Circuit Court (Probate Division), Metropolitan Nashville** and **Davidson** County, Tennessee, Case No. 17P-2121; and

WHEREAS, JOE FRANK GILLESPIE, SR., left a paperwriting dated **17 July 2003**, purporting to be his Last Will and Testament and that paperwriting was admitted to probate on 14 December 2017, as his Last Will and Testament and recorded in the **Seventh** Circuit Court (Probate Division), **Davidson** County, Tennessee; and

WHEREAS, JOE FRANK GILLESPIE, JR., is the duly appointed and acting Personal Representative of the Estate of **JOE FRANK GILLESPIE, SR.**, deceased, under Letters Testamentary issued 14 December 2017;

NOW, THEREFORE, for and in consideration of the foregoing and other good and valuable considerations, the receipt and adequacy of

which are hereby acknowledged and as evidence of the devise of that certain Real Property hereinafter described to **JOE FRANK GILLESPIE, JR.**, by and under said Last Will and Testament of **JOE FRANK GILLESPIE, SR.**, deceased, the undersigned, **JOE FRANK GILLESPIE, JR.**, Personal Representative of the Estate of **JOE FRANK GILLESPIE, SR.**, deceased, hereinafter referred to as Grantor, by these presents hereby transfers and conveys to **JOE FRANK GILLESPIE, JR., and DARRELL LEE GILLESPIE, tenants in common with the right of survivorship** that certain tract or parcel of land in **Metropolitan Nashville and Davidson County, Tennessee, SUBJECT TO RIGHT OF FIRST REFUSAL WITH OPTION TO BUY** made and entered the same date as written below, and being more particularly described on **EXHIBITS A and A-1** attached hereto and made a part hereof.

This is **(X) improved** ( ) **unimproved** Real Property located at and known as **6560 Clarksville Highway, Joelton, Davidson County, Tennessee 37080.**

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, **JOE FRANK GILLESPIE, JR., and DARRELL LEE GILLESPIE, tenants in common with the right of survivorship** their heirs and assigns, forever, subject to a separately executed Right of First Refusal and Option To Buy; and Grantor as Personal Representative but no further or otherwise does covenant with the said Grantee that as Personal Representatives they have a good right to convey the Real Property. Grantor does further covenant and bind himself as Personal Representative but no further or otherwise to warrant and forever defend the title to said land during the time he has served as Personal Representative to the said Grantees, their heirs and assigns,

this Warranty Deed is limited to the time in which said real estate was lawfully seized and possessed by Grantor herein and does not extend to any previous time thereto.

Grantor and Grantee are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has executed this Personal Representative's Limited Warranty Deed on the 7th day of March 2019.

JOE FRANK GILLESPIE, JR., Personal Representative of the Estate of **JOE FRANK GILLESPIE, SR.**, deceased.

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON)~~ SUMNER

The actual consideration or value, whichever is greater, for this transfer, is **$0.00.**

This Deed is evidence of distribution of the described Real Property to **JOE FRANK GILLESPIE, JR.**, devisee and legatee by and under the Last Will and Testament of **JOE FRANK GILLESPIE, SR.**, deceased, and is exempt from any transfer tax pursuant to **Tennessee Code Annotated, Section 47-4-409(a)(3)(B).**

Affiant

Subscribed and sworn to before me this 7th **day of** MARCH **2019.**

Notary Public

My commission expires:
SEPTEMBER 20, 2022

BROOKE GRISSOM SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)

COUNTY OF ~~DAVIDSON~~)
SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, the within named **JOE FRANK GILLESPIE, JR.**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Personal Representative of the Estate of **JOE FRANK GILLESPIE, SR.**, deceased, the within named Grantor, and that he as such Personal Representative executed the foregoing Executor's Deed for the purposes therein contained, by signing his name as Personal Representative.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of MARCH 2019.

Notary Public

My commission expires:
SEPTEMBER 20, 2022

BROOKE GRISSOM SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

EXHIBIT A

6560 Clarksville Highway,
Joelton, Davidson County, Tennessee 37080

Map/Parcel Nos. **021 00 0 001.00**

See Exhibit A-1 attached.

Being the same Real Property conveyed to Joe F. Gillespie and wife Nancy Gillespie by Warranty Deed from O. A. Felts and wife, Earline Felts and shown of record in Book 2806, pages 371, 372, Register's Office for Davidson County, Tennessee.

JOE F. GILLESPIE, and **JOE FRANK GILLESPIE., SR.**, were one and the same person.

The said Nancy Gillespie predeceased her husband Joe F. Gillespie, Sr., on the 31st day of March, 1999.

EXHIBIT A-1 (Original deed description of property)

Situated in the 14th Civil District of said County and State and on the north side of U.S. Highway 41-A:

TRACT No. 1
Beginning at a stake with white oak and sweetgum pointers, and in the west line of the Harper Tract, running thence with Amber Harper's west line N 5 degrees W, 105-4/5 poles to a stake, the northeast corner of this tract; thence N 87-3/4 degrees W, 40 poles to a stake in the C.B. Bidwell east line; thence with Bidwell's east line S 2 ½ W, 119.3 poles to the north line of U.S. 41-A Highway; thence with north line of said Highway S 79 degrees E, 16-4/5 poles to a stake; thence leaving highway N 10 ½ degrees E, 23-1/5 poles to a stake in a fence row; thence with fence row S 74 degrees E, 36-4/5 poles to the beginning. Containing 33-2/5 Acres, more or less.

Being part of the property conveyed to O.A. Felts and wife, Pearline Felts by deed from Alfred Hatcher, unmarried, of record in Book 2043, page 177, Register's Office for said County.

TRACT NO. II

Situated in the 14th Civil District of said County and State and on the South side of U.S. Highway 41-A:

Beginning in the middle of a culvert under the old Nashville and Clarksville pike, and in the northwest corner of a small tract of land belonging to Steve Smith running thence with a hollow with Smith's line S. 23 ¼ degrees W, 20 poles to a stake and small elm bush; thence N. 43 ½ W. 5-1/5 poles to a stake in a branch; thence N. 14 degrees E. 7-2/5 poles to a stake, or point in the middle of the old Nashville and Clarksville Pike; thence with pike N. 41 degrees E. 6 poles; and N. 59 degrees E 5-1/5 poles to the beginning. Containing one-half acre, more or less.

Being part of the property conveyed to O.A. Felts and wife Pearline Felts, by deed from Alfred Hatcher, unmarried, on record in Book 2043, page 177, Register's Office for said County.